



Veterans Affairs (VA) Loans

Helping Veterans, Servicemembers and their families get a home

You're there for us, and we want to be there for you, too. A VA loan is a reusable lifetime benefit that can help you buy a home of your own with benefits like:¹

- Competitive rates
- \$0 down payment option with 100% financing up to \$970,800
- No monthly mortgage insurance (MI) required
- Flexible guidelines on use of gift funds and credit history

And if you choose Chase for your VA loan, you could take advantage of even more benefits like:

- \$2,000 Chase VA Purchase Closing Cost²
- Guaranteed on-time closing or get \$5,000,³ if you qualify

Plus, in select areas across the country, our Chase Homebuyer Grant provides \$5,000 that is first applied to help lower your interest rate. Then it can be applied to Chase fees, other fees or possibly your down payment.⁴

Contact me today for more information.

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Scan to visit my website



¹ Veterans, Servicemembers and members of the National Guard or Reserve may be eligible for a loan guaranteed by the U.S. Department of Veteran Affairs (VA). A Certificate of Eligibility (COE) from the VA is required to document eligibility. Restrictions and limitations apply.

² The VA loan purchase closing cost benefit will be applied at closing first to points on the loan, if any, then to Chase fees, then to non-Chase fees. Closing cost benefit may not be used for the down payment and any remaining funds will be applied as a principal reduction. Not available for refinance loans. The VA loan purchase closing cost benefit may be considered miscellaneous income and may be reportable on Form 1099-MISC (Miscellaneous Information) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) to the customer and the IRS, for the year in which they are awarded. We encourage customers to consult with a personal tax advisor for questions about the impact to personal income tax returns.

³ The Chase Closing Guarantee offers assurance to customers purchasing a home with a Chase home loan that the loan will close on or before the Contract Closing Date, or the customer will receive monetary compensation in the form of a check, post-closing.

Eligibility: To be eligible for the Chase Closing Guarantee, the customer must: (1) Complete a home loan application online, by telephone, or face-to-face; (2) Provide all requested supporting documentation including income/asset documents needed to make a loan decision and signed disclosures; and (3) Provide a fully-executed purchase contract that must include all pages, addendums, and required signatures. (4) Closing Date: This offer is only available for new, residential first-lien home loan applications submitted directly to Chase. If the customer is obtaining a conventional home loan, the contract closing date must be at least 21 calendar days after receipt of a completed home loan application, supporting documents, and a fully-executed purchase contract, except for a cooperative project (co-op) which requires 60 calendar days. If the customer is obtaining an FHA- or VA-insured home loan, the contract closing date must be at least 30 calendar days after receipt of a completed home loan application, supporting documents, and a fully-executed purchase contract, except for a cooperative project (co-op) which requires 60 calendar days. When an FHA/VA final inspection is required for new construction or specific home repairs, Chase guarantees closing within 5 business days from receipt of a satisfactory final inspection or satisfactory proof of final repairs. (5) Conventional Final Inspection for New Construction: For any property that receives an initial appraisal subject to repairs/completion, a final inspection is required. Chase guarantees closing within 3 business days of receipt of a satisfactory final inspection. (6) For an FHA- or VA-insured home loan on a condo, the condo must be FHA or VA (as applicable) approved at the time of submission of the home loan application.

Ineligibility: The Chase Closing Guarantee does not apply in any of the following circumstances: (1) Refinances; (2) Customer- or seller-initiated changes to the original closing date documented in the purchase agreement; (3) The following customer- or seller-initiated changes within 10 days of closing: loan amount, product type, contract terms, interest rate or initial rate locks; (4) Closing date extensions due to a delay in completion of new construction, improvements or repairs being made to the subject property; (5) Failure by the customer or seller to meet contract terms and requirements, including seller-related delays; (6) Transactions involving Consolidation, Extension and Modification Agreements (CEMAs) or loan amounts \$2 million or greater; (7) Delays due to force majeure events, including weather or a natural disaster; (8) Delays caused by third parties other than Chase-required service providers; (9) Delays due to the customer's failure to respond to Chase requests within 2 business days; And (10) Delays due to non-arm's length transactions (a purchase transaction in which a direct personal, financial or business relationship exists among any of the parties to the transaction). Chase reserves the right to amend, terminate or withdraw the Chase Closing Guarantee at any time without prior notice.

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Credit Card Point awards, grants, cash back, closing guarantees, and other awards ("awards") transferred to you under the terms of the program will be considered by Chase a discount of underwriting fees paid at mortgage closing. Any awards transferred at or outside closing in excess of the value of the underwriting fees may be considered miscellaneous income received from Chase and we may be required to send you, and file with the IRS, a Form 1099-MISC (Miscellaneous Information) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) for the year in which you participate and are awarded the benefits of the program. You are responsible for any tax liability related to participating in the program. Please consult your tax advisor if you have any questions about your personal tax situation.

⁴ The Chase Homebuyer Grant is available on primary residence purchases only. Customer may be eligible for the \$5,000 savings when applying for a DreaMakerSM, Standard Agency, FHA and VA home purchase mortgage loan product and where applicable census tract requirements are met. Income limits and homebuyer education apply on a DreaMaker mortgage.

The Chase Homebuyer Grant funds will be applied at purchase loan closing first to points on the loan, if any, then to Chase fees, then to non-Chase fees or down payment. Grant funds may not be used for the down payment on an FHA purchase loan.

The Homebuyer Grant may be considered miscellaneous income and may be reportable on Form 1099-MISC (Miscellaneous Information) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) to the customer and the IRS, for the year in which they are awarded. We encourage customers to consult with a personal tax advisor for questions about the impact to personal income tax returns.

All home lending products except IRRRL are subject to credit and property approval. Rates, program terms and conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions and limitations apply.

